March 3, 2022

City of Dexter Planning Commission 8140 Main Street Dexter, MI 48130

RE: Review Response Letter – Mill Creek Brewery

Dear Dexter Planning Commission,

We would like to thank you for the recent reviews of the Mill Creek Brewery Project located at 8180 Main Street in Dexter. We have reviewed the Carlisle Wortman and Associates review letter dated February 25, 2022, and the OHM Advisors review letter dated February 22, 2022. We offer the following responses to the comments:

CARLISLE WORTMAN ASSOCIATES LETTER

Preliminary Site Plan Requirements

- 1. The first sheet of the site plan is affixed with the seal of a professional engineer registered in the State of Michigan.
 - Registered professional engineers from Smith Group have designed the site plan and will sign and seal the plans as required upon resubmission.
- 2. The landscape plan is prepared and sealed by a landscape architect registered in the State of Michigan.
 - Registered landscape architects from Smith Group have designed the site plan and will sign and seal the plans as required upon resubmission.
- 3. A Fire Protection Plan
 - As recommended by DAFD the building will be equipped with smoke/heat detection, inbuilding notification and off-site monitoring.
- 4. Location of any outdoor sales or display areas associated with the brewery/restaurant retail or bicycle rental. If none are proposed, please note that on the site plan.
 - The highlighted areas on the attached site plan show the areas of potential outdoor bike display and outdoor seating locations. The information will be provided on the revised site plan.

Special Land Use

D. The special land use will not significantly impact the natural environment.

CWA Comment: The proposed development could meet this standard, but more information is needed about the trees, woodlands and vegetation on-site, what is intended to be preserved and what is intended to be removed.

An updated boundary, existing conditions and tree survey will be completed following approval of the preliminary site plan. In 2017 the site was prepped for construction and a tree survey was completed, attached. The 2017 tree survey illustrates the tree removal and the tree health from 2017. As noted on the health survey, many of the trees were in poor condition.

F. The proposed use shall be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the district involved, taking into consideration the following:

Vehicular Turning Movements; Proximity and relationship to intersections; adequacy of sight distance; location and access of off-street parking; and provisions for pedestrian safety.

CWA Comment: Concerned about the safety of pedestrians navigating to the site, especially crossing Main Street.

The proposed development will include a sidewalk connection to the existing City sidewalk crossing the Main Street Bridge. Crossing at Main Street will continue to be at the traffic signal downtown.

H. The proposed use shall be designed, located, planned and operated to protect the public health, safety and welfare.

CWA Comment: The City Council and Planning Commission will need to determine whether the parking proposed would affect public health, safety and welfare. The 2017 Parking Study documents that many of the parking areas in the vicinity have parking spaces available during average peak occupancy time. However, to walk from those parking areas to the subject site, pedestrians need to navigate a steep grade from Aline to the site, cross the bridge and, possibly cross downtown streets.

The proposed use, development and location are consistent with the Goals and Objectives of the Master Plan, including promoting walkability in the community and in downtown. The existing network of sidewalks in the downtown provides safe access to the site. The proposed development also includes additional sidewalk connections from the Main Street bridge to the site.

As mentioned above, additional tree survey information will be provided at resubmission. We do not anticipate natural features impacts due to the prior tree health survey and removals completed in 2017. Site visits indicate that there may be one large cottonwood in poor health remaining.

Recommendations

1. Verify Property Dimensions

We have had discussions with the Washtenaw County Road Commission (WCRC) regarding the property dimensions. We believe that our survey is correct and will be verifying and confirming our survey with the WCRC survey records. During a meeting on 3-2-22 the City's engineering consultant was able to locate old MDOT records that were also consistent with our survey.

2. Verify size of proposed building.

The building size is 9300 SF as shown on the Cover Sheet and the attached floor plan.

3. Provide setback dimensions on the site plan.

The setback dimension will be added to the site plan. The front setback is proposed at 7 feet.

4. Verify WCRC's planned Main Street right-of-way and show front yard setback dimension from the ROW line to the proposed building.

We will provide the setback dimension on the plan. Per the 3-2-22 meeting with the City and the WCRC, the proposed roundabout alignment and required ROW is sufficient.

5. Provide additional information on anticipated delivery operations regarding the loading space waiver.

Deliveries will occur prior to opening. There will be 1-2 deliveries daily. Delivery trucks will not exceed forty feet, most frequently delivery trucks will by 26 feet. We request a waiver from the loading space requirement.

6. Provide an existing tree inventory

Acknowledged.

7. Identify the location of water outlets for landscape maintenance.

See Kitchen Layout plan, there are two hose bibs identified, one on the east and one on the west side of the building.

8. Show graphically what vegetation, tree or woodlands are proposed to be removed.

As noted, the site was prepped for construction in 2017. There may be a few additional trees that have to be removed due to their health. Additional information will be provided for resubmission.

9. Show graphically what vegetation, tree or woodlands are proposed to be preserved and which are to be applied towards landscaping requirements.

We do not anticipate tree removal for trees in good health. As noted, the site was cleared in 2017.

- 10. Reduce the height of pole mounted lights to 18 feet.

 Acknowledged. The photometric plan will be updated for resubmission.
- 11. Provide required items for preliminary site plan review per Section 21.08.

Items required have been identified in the review comments. We have confirmed with the City that there are no additional review comments outside of the reviews.

12. Provide draft dates and revision dates on all site plan sheets.

Acknowledged.

Conditions of approval

We have confirmed that we do not need a variance for the front yard setback. Dexter Mill Holdings, LLC intends to work with the WCRC to dedicate the ROW for the construction of the roundabout. The dedicated ROW will result in a 7-foot front setback, which is within the Maximum 15-foot setback requirement.

OHM ADVISORS LETTER

General

Comments 1-3 are similar to comments in the Carlisle Wortman review and have been addressed above.

4. The applicant shall provide details on the safety feature (railing) for the patio along the creek.

Railing detail will be provided with the Final Site Plan submission.

Access and Circulation

5. The Washtenaw County Road Commission has identified the intersection of Main and Dexter Chelsea as a priority project for the installation of a roundabout. This future project, anticipated for funding in 2025, will improve traffic flow, minimize serious crash probability, and enhance pedestrian access. The proposed entrance will need to be moved northwest to accommodate this future intersection reconstruction project. We understand the applicant is working directly with the Washtenaw County Road Commission on this issue. Generally, the proposed drive would be centered on the center island in the parking lot. This modification appears to enhance site circulation irrespective of the future intersection improvements.

We are working with the WCRC on the alignment of the access drives into 8180 Main Street. WCRC provided the data required to input the alignment into the Final Site Plan. The alignment will not change the layout of our site plan and will be accommodated accordingly.

- 6. The parking calculations provided in the application shall be added to the plan set. The parking calculations are included on the Cover Sheet of the site plan.
- 7. We understand City staff and the planning consultant will comment on the parking requirements. However, we do note that up to 20-25 of the proposed 44 spaces may be used by employees, leaving only 19-24 parking spaces for patrons of the restaurant, brewery, and bike shop.

Acknowledged.

8. The parking space next to the dumpster enclosure may interfere with fire trucks turning and dumpster access. We recommend the applicant evaluate the circulation in this area and provide a separate turning movement for refuse pick up.

A truck turning template plan will be provided upon resubmission of the Final Site Plan.

9. The planting areas in front of the 18-foot parking spaces may be damaged by the overhang. It is recommended that the planting areas be moved back at least 2 feet, leaving 2 feet for overhang and keeping a 5-foot pedestrian path.

Acknowledged.

10. The retaining wall design shall be evaluated to provide separation between back of curb and retaining wall. There is a potential for parking overhang interference.

Acknowledged.

11. All utilities shall be labeled with size and material.

Utility details will be provided upon submission of the Final Site Plan.

12. Health Department approval and a variance from City Council are required for the private onsite well location.

Acknowledged. The Health Department has approved the private well, conditioned on testing. Testing will be completed by the owner upon installation of equipment as required in the communication attached.

13. The proposed sanitary clean out in the parking lot shall be positioned in the proposed future ROW and be called out as a monitoring manhole. The sanitary connecting from there to the manhole in the road shall be 8-inch public main to accommodate the proposed future roundabout.

Acknowledged.

14. We note this project is beyond the city water supply and there are no hydrants available or proposed. We defer to the fire department for fire detection/suppression requirements.

As noted in the Carlisle Wortman response comments and the DAFD review, the building will be heat and smoke detected, with notification and off-site monitoring.

Dexter Mill Holdings, LLC respectfully requests a recommendation for approval of the preliminary site plan and special land use application.

The items in the reviews will not change the concept or layout of the project and remaining details will be included in the Final Site Plan submission.

Please feel free to contact anyone on our team if you have questions or comments.

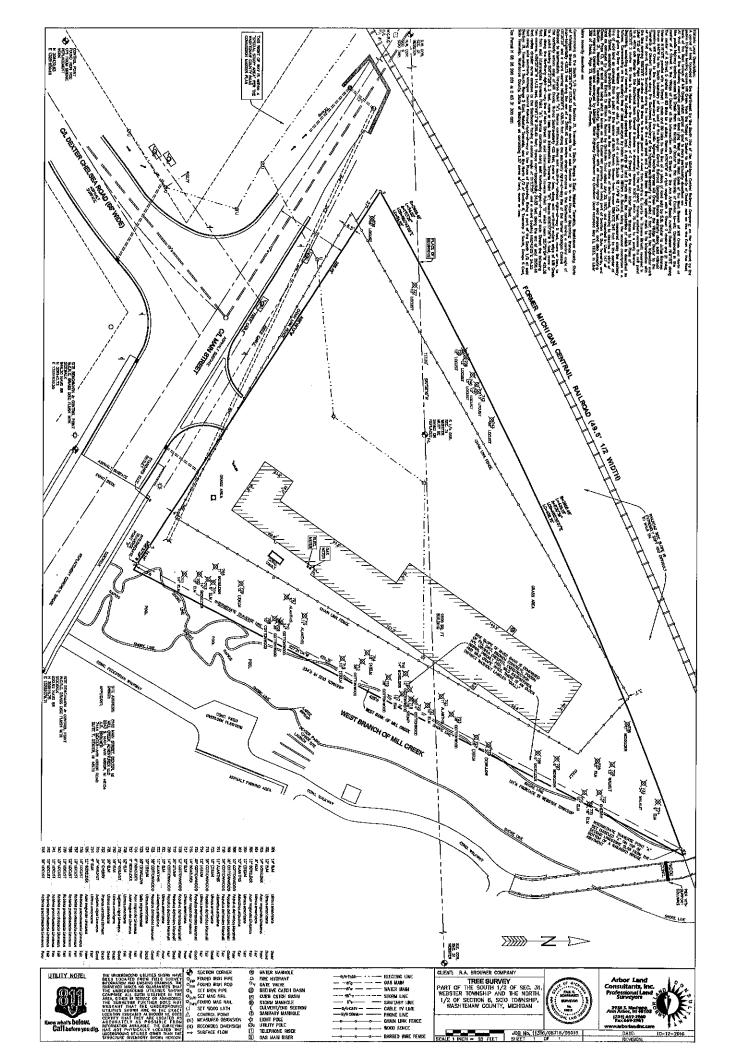
Thank you for your consideration.

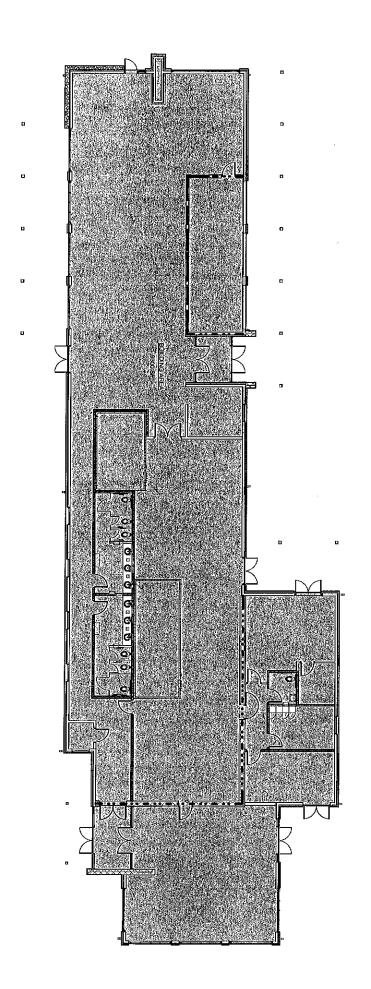
Sincerely,

Allison Bishop

Project Manager

Property Development





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PLOOR PLAN
SOURCE
21-414
A 130

GRAND RIVER BREWERY 8180 MAIN ST, HOBBS + BLACK ARCHITECTS



Allison Bishop

From:

Elizabeth Rock < rocke@washtenaw.org>

Sent:

Monday, February 28, 2022 7:49 AM

To:

Allison Bishop

Subject:

8180 Main St Type II Letter

Attachments:

20220225104440914.pdf

Follow Up Flag:

Follow up

Flag Status:

Flagged

Good morning Allison,

I have attached a copy of the type II requirements letter for 8180 Main St in Dexter, MI. The letter explains what is needed from the facility to gain approval to operate. Because the well drilling has been completed, no new permit needs to be issued, even though the previous permit has expired. With the new information that the number of employees is 20-25 people per day on the premises at least 6 months out of the year, the facility will now be classified as a nontransient operation instead of a transient operation as previously covered in the 2017 permit.

The well log states that the well produces 60 gpm which is more than adequate for the peak demand required for the facility, which was calculated at 24 gpm. The well has a deviation from an underground storage tank that is less than 800 ft from the well. The plot plan received by this office shows the appropriate locations of all bodies of water, fixtures, and locations of important landmarks. If you have any questions or concerns or need anything else from me, feel free to contact me at any time.

Please contact me with any questions. Thank you and be safe.

Lizzie Rock REHS
Type II Non Community Well Coordinator
Washtenaw County Environmental Health
Phone:734-222-3941 / Fax:734-222-3930

705 N. Zeeb Rd, Ann Arbor, MI 48103

The county offices will be closed on Monday February 21, 2022 for the holiday and will not be accepting water samples on this day.

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February 25, 2022

Attn: A. R. Brouwer Company - Allison Bishop Dexter Mill Holdings 117 W. Louis Glick Hwy Jackson, MI 49201 Re: Type II Water Supply Requirements: Dexter Mill Holdings – Mill Creek Brewery

WSSN: 20650-81

Location: 8180 Main St Dexter, MI 48130

Dear Allison,

The information provided by your office shows plans to build a brewery/bike shop/dining area in the Village of Dexter. It sounds like the scope of operation and the amount of people visiting the facility qualifies the water supply as a Type II supply. The facility would operate as a Type II non-transient supply based on the estimated number of employees.

The requirements for a Type II water supplies center on regular water sample collection and an inspection called a sanitary survey. The sanitary survey, to be performed every 5 years by this office, is only concerned with the distribution system, or plumbing, of the facility. The focus of the inspection is to determine if the well is constructed and maintained in a safe and approved manner, and if there are any situations of possible cross contamination within the plumbing system that can cause contamination of the water supply. https://www.michigan.gov/documents/deq/rmg-odwma-noncommownersguide 512352 7.pdf

Based on a cursory review, the following items will need to be completed in order for the water supply to be approved as a Type II:

- 1. The well head must be 12 inches above grade with a properly fitting cap with screened vent and schedule 40 electrical conduit.
- 2.A thin neck, downturned, unthreaded raw water sampling tap and a pressure relief valve at the pressure tank will need to be installed prior to any water treatment, if not already there,
- 3.A sanitary survey must be performed. This in involves me coming out the facility <u>once it is built</u> and walking through to identify any deficiencies.
- 4. Ensure that the water softener, hot water heater, and any water treatment devices (if applicable) discharge hoses are properly air-gapped from sanitary drains.
- 5. Water samples will be required for supply activation. These include:
 - a. Two (2) safe coliform bacteria samples (collected consecutively, and taken at least 24 hours apart); taken from the distribution point once the building is complete (a drinking water source, i.e. kitchen sink, drinking fountain, etc).
 - b. A safe nitrate sample.
 - c. A safe nitrite sample*.
 - d. A safe arsenic sample.
 - e. A safe complete metals sample.
 - f. A safe Volatile Organic Compound sample (VOC).



- g. A safe Semi Volatile Organic Compound sample (SOC).
- h. A safe PFAS sample
- i. A safe Lead and Copper sample (location and number TBD based on fixtures).
- j. After the first two safe bacteria samples, I will come out to the facility to collect a final bacteria sample and to follow up on any repairs, if needed. If any of the bacteria samples are unsafe, the testing will start over until 3 consecutive safe samples are obtained.
- k. A state certified drinking water operator must be hired to complete the water sampling requirements and manage the water system. An employee may be certified through EGLE (more information can be found https://www.michigan.gov/egle/0,9429,7-135-3308 3333 4171---,00.html).
- Capacity Development paperwork will need to be completed before the facility can be approved to open. The paperwork must be completed by the certified drinking water operator.
- * If the nitrite sample is safe, no other monitoring is needed for type II supplies in the future.

You will not want to start bacteria water sampling until all plumbing work is complete — all sinks, tollets, sampling taps, etc. are installed. Any time the plumbing is breached you risk introducing bacteria into the water supply. After plumbing work is complete you will contact a registered well driller to chlorinate the water supply system prior to collecting water samples. The list of registered drillers is available here: https://www.michigan.gov/documents/deg/deg-dwrpd-gws-wcu-Reg-Contractors-By-County_215316_7.pdf

Any Michigan certified laboratory can be used for water sample processing. The County contracts with an outside laboratory and offers bacteria bottles for \$15 and nitrate for \$14. Other bottles can be ordered directly from the State of Michigan Laboratory by calling 517-335-8184. The fee schedule is found at https://www.michigan.gov/documents/deg/deg-dwrpd-lab-DW Fees 242989 7.pdf.

A seven-digit Water Supply Serial Number will be assigned to the facility. This designation is used to identify your facility for record keeping, correspondence, and tracking purposes. It is very important to include this number on all correspondence with the Lizzie Rock and on all water samples submitted to the laboratory for analysis.

In addition to water samples, there is an annual fee paid to the State of Michigan. This year the cost of the fee is \$603.11 (billed in November). Please keep in mind that the bacteria monitoring frequency of quarterly is considered a reduced frequency. If you develop any repeated bacteriological problems or miss sampling deadlines, you may be increased to monthly monitoring. I know this is a lot of information, but I can help you work through this. Please contact me with any questions at 734-222-3941. Thank you.

Sincerely

Lizzié Rock REHS

Environmental Health Sanitarian

Rexu

Enclosures